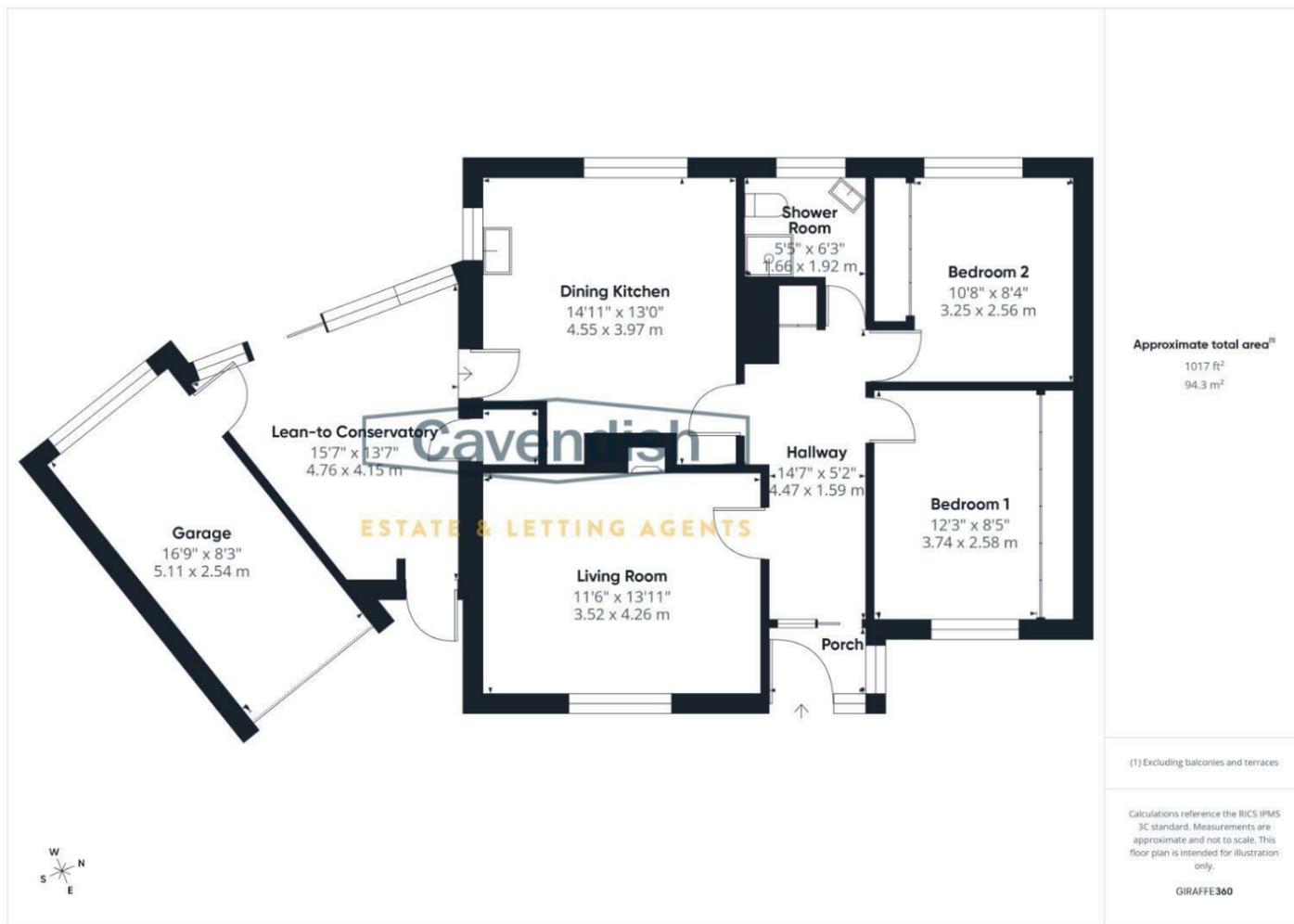


4 Worsley Avenue, Saughall, Chester, CH1 6BG



**Cavendish**  
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD  
Tel: 01244 404040  
Email: chester.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**4 Worsley Avenue**  
Saughall, Chester,  
CH1 6BG

**Price**  
**£300,000**

\* SET ON A LARGE PLOT EXTENDING TO APPROXIMATELY 0.35 ACRE \* POTENTIAL TO ENHANCE & IMPROVE. A two bedroom semi-detached bungalow forming part of a small cul-de-sac off Hermitage Road in the popular village of Saughall. The accommodation briefly comprises: entrance porch, reception hall, living room with feature brick fireplace housing a 'Living Flame' coal-effect gas fire, dining/kitchen fitted with a range of oak fronted units and an oak corner bench seat and freestanding table, lean-to conservatory, two bedrooms and shower room. The property benefits from gas fired central heating with a modern condensing combination boiler. Externally, there is a lawned garden at the front with a flagged driveway extending to a single brick garage with attached workshop. To the rear, the garden is of a particular feature being of a larger than average size laid mainly to lawn. There is no onward chain involved in the sale of this property.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

## LOCATION



The popular village of Saughall is situated some 4 miles from Chester and within a short distance of the M56 Motorway which leads to the motorway network. Liverpool, Manchester, the Wirral peninsula and Wales are all within easy reach. Local amenities include a primary school, day nursery, Medical Centre, Co-op food store/post office, pharmacy, hairdressers, local garage and village pub. Chester city centre is easily accessible and offers a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses, while the River Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the summer. Chester's main station has regular train services and a two hour intercity service to London Euston. Liverpool and Manchester are easily accessible by road and rail and are served by international airports.

## THE ACCOMMODATION COMPRISES:

## PORCH

1.45m x 1.22m (4'9" x 4')

Glazed entrance door and sealed unit double glazed windows, tiled floor and ceiling light. Sliding door with glazed side panel to reception hall.

## RECEPTION HALLWAY



Ceiling light point, access to loft space, single radiator, electric meter and fuse board, telephone point, smoke alarm, digital thermostatic heating controls, and built-in cupboard housing a Worcester combination condensing boiler. Glazed doors to living room, dining/kitchen and doors to bedroom 1, bedroom 2 and shower room.

## LIVING ROOM

4.27m x 3.53m (14' x 11'7")



Double glazed window overlooking the front, coved ceiling, ceiling light point, two wall light points and feature brick fireplace and hearth housing a 'Living Flame' coal-effect gas fire.



### AGENT'S NOTES

\* Services - mains gas, electricity, water and drainage are connected.  
\*

### ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

### EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

### VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/SLC

### DINING/KITCHEN

4.57m max x 3.96m max (15' max x 13' max)



Fitted with a range of solid oak fronted base and wall level units incorporating drawers and cupboards with laminated worktops and matching wooden trim. Inset single bowl stainless steel sink unit with double drainer and mixer tap. Wall tiling to work surface areas. Plumbing and space for washing machine. Space for gas cooker, double radiator, terrazzo tiled floor, ceiling light point, fluorescent strip light, extractor, two double glazed windows, coved ceiling, double radiator with thermostat and a bespoke fitted oak bench seat with built-in storage and freestanding oak dining table. Part-glazed door to lean-to conservatory.



### LEAN-TO CONSERVATORY



Double glazed sliding patio doors to the rear garden, tiled floor, pitched polycarbonate roof, two wall light points, double power point, gas meter cupboard, and built-in integral cupboard with fitted shelving and water meter. Part-glazed door to the front and part-glazed door to the garage.

### BEDROOM 1

3.78m x 3.18m into wardrobe (12'5" x 10'5" into wardrobe)



Full height fitted wardrobes to the length of one wall with sliding doors (one mirrored) with hanging space and shelving, coved ceiling, ceiling light point, single radiator and double glazed window overlooking the front.

### DIRECTIONS

From the centre of Saughall proceed along Church Road and take the turning left into Hermitage Road. Follow Hermitage Road past the turnings for Whaley Court and Fox Lea. Then take the turning right into Worsley Avenue and the property will be found ahead of you.

### TENURE

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

### COUNCIL TAX

\* Council Tax Band C - Cheshire West and Chester.

**BEDROOM 2**

3.28m x 3.15m into wardrobe (10'9" x 10'4" into wardrobe)



Full height fitted wardrobe with sliding mirrored doors having hanging space and shelving, single radiator, coved ceiling, ceiling light point and double glazed window to rear.

**SHOWER ROOM**

2.26m max x 1.93m (7'5" max x 6'4")



Comprising: tiled shower enclosure with Mira electric shower; low-level dual-flush WC; bidet; and pedestal wash hand basin with mixer tap. Fully tiled walls, tiled floor, single radiator, ceiling light point and double glazed window with obscure glass.

**OUTSIDE FRONT**



The property forms part of a small cul-de-sac off Hermitage Road. To the front there is a lawned garden with shrubbery, decorative stone and flagged driveway to the single garage.



laid mainly to lawn with mature shrubs and trees and ornamental pond. Outside water tap, timber built garden shed. The rear garden is enclosed by wooden fencing and hedging.



**GARAGE**

5.05m x 2.51m (16'7" x 8'3")

With a remote controlled electronic roller shutter door, power, light, tiled floor, internal glazed window to workshop and part-glazed door to lean-to the conservatory.

**WORKSHOP**

2.46m x 2.34m (8'1" x 7'8")

Attached to the rear of the garage there is a small workshop with wooden bench and a vice, and a fitted worktop with storage drawers to each side.

**OUTSIDE REAR**



To the rear the garden is of a larger than average size being